

17.20.040 Table of dimensional requirements--Explanatory notes.

A. Table of Dimensional Requirements.

District	Maximum floor area ratio	Minimum lot size (sq. ft.)	Minimum lot area per D.U.(sq. ft.) 5	Minimum yard linear feet			Minimum lot frontage and lot width feet	Green area open space per D.U. (sq. ft.)	Maximum number of stories 4
				Front	Side	Rear			
RES. A	None	7,650	7,650	25 ¹	13	20	85	None	2- 1/2
RES. B									
1-3 units	0.4	6,750	3000	25	13	25	75	700	3
4-5 units	0.4	6,750	4000	25	25	25	75	700	3
6-16 units	0.5	6,750	4,500	25	25	25	75	1000	3
17 units and up	0.5	6,750	4,500	25	25	25	75	700	3
RES. C	1.0	14,000	2,000	1/2 the height of the building but in no case less than 25			100	400	6
RES. D	2.0	42,000	2,500	1/3 the height of the building but in no case less than 40			100	100	6
BUS. A^{2,5}	0.75	5,000	None	15	15	15	40	None	3
BUS. B^{2,5}	1.5	5,000	None	15 ³	15	20	60	None	4
BUS. C^{2,5}	3.5	5,000	None	None	None	20	60	None	6
IND. A	1.0	None	None	25 ³	25 ³	25 ³	50	None	4
IND. B	2.0	None	None	25 ³	25 ³	25 ³	50	None	8

B. Explanatory Notes

1. In Residence A districts buildings shall be set back so as to conform to the average alignment of dwellings already erected on the same side of the street within three hundred feet on each side of the lot, except that no building shall be set back less than twenty-five feet and no building shall be set back more than fifty-five feet.
2. Multifamily residence and mixed use of a building are permitted within a Business A and B district with the issuance of a special permit in accordance with the standards and procedures of Sections 17.04.170 through 17.04.200 by the zoning board of appeals. Residential buildings and uses within Business A districts obtaining special permits, as provided herein, shall conform to all requirements of Residence B districts. Residential buildings and uses within Business B districts obtaining special permits, as provided herein, shall conform to all the requirements of Residence C districts. Multifamily residences and mixed use of a building are permitted within a Business C district; provided, that residential buildings and uses within a Business C district have a maximum FAR of three and five tenths, minimum lot size of forty-two thousand square feet, minimum lot area per dwelling unit of three hundred twenty-five square feet, minimum front, rear and side yards of one quarter the height of the building, minimum lot frontage and lot width of one hundred feet and minimum open space per dwelling unit of one hundred square feet. The site plans of buildings containing twelve units or more must be reviewed by the planning board.
3. Applies only to buildings hereafter constructed.

4. Notwithstanding the number of allowable stories, no residential building shall be more than sixty feet above the existing average grade exclusive of those necessary features appurtenant thereto as enumerated in Section 17.20.080, except for buildings in a PUD or PUD 1 district and commercial buildings where the height shall not be more than eighty feet above existing average grade. In no case shall any building exceed six stories except for those buildings in a PUD or PUD 1 district. Any commercial building with residential housing will be subject to the six-story above-grade limitation. These amendments shall not apply to any building for which a permit to construct foundations was issued prior to January 1, 1987.

5. Notwithstanding any provisions in the zoning by-law to the contrary, the minimum lot area per dwelling unit is two thousand five hundred square feet for residential uses as may be permitted in other districts, including Business A, B and C.

(Ord. 99-106; Ord. 97-332; prior code Ch. 24, § 52)